151.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,600 / 732,600
					USE VALUE:	732,600 / 732,600
					ASSESSED:	732,600 / 732,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIHOLZ MARILYN D
Owner 2:	
Owner 3:	
Street 1:	36 BUENA VISTA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORDON JOEL E/ETAL -
Owner 2:	RITHOLZ MARILYN D -
Street 1:	36 BUENA VISTA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,281 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Wood Shingle Exterior and 1407 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5281.000	266,000	3,900	462,700	732,600
Total Card	0.121	266,000	3,900	462,700	732,600
Total Parcel	0.121	266,000	3,900	462,700	732,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 520.68 | /Parcel: 520.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100358

GIS Ref

GIS Ref

Insp Date 04/21/18

Parcel ID 151.0-0004-0002.0

!11874!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,000	3900	5,281.	462,700	732,600	732,600	Year End Roll	12/18/2019
2019	101	FV	215,900	3900	5,281.	433,800	653,600	653,600	Year End Roll	1/3/2019
2018	101	FV	229,700	3000	5,281.	358,600	591,300	591,300	Year End Roll	12/20/2017
2017	101	FV	229,700	3000	5,281.	329,700	562,400	562,400	Year End Roll	1/3/2017
2016	101	FV	229,700	3000	5,281.	300,800	533,500	533,500	Year End	1/4/2016
2015	101	FV	216,700	3000	5,281.	295,000	514,700	514,700	Year End Roll	12/11/2014
2014	101	FV	216,700	3000	5,281.	274,200	493,900	493,900	Year End Roll	12/16/2013
2013	101	FV	216,700	3000	5,281.	260,900	480,600	480,600		12/13/2012

PRINT

Date	Time
12/11/20	02:00:21

LAST REV

Date	Time
05/09/18	14:06:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11874

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON JOEL E/E	54653-285		5/7/2010	Convenience	1	No	No		
HEROLD NICHOLAS	32254-327		1/18/2001		422,500	No	No		
	20587-329		6/1/1990		225,000	No	No		Y

USER DEFINED

Prior Id # 1:	100358
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/1993	1		13,500					ENLARGE LIVING ROO

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	Inspected	BS	Barbara S
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	189	PATRIOT
3/20/2001	MLS	MM	Mary M
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5281		Sq. Ft.	Site		0	80.	1.10	9									462,742						462,700	

Total AC/HA:	0.12124	Total SF/SM:	5281	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	462,742	Spl Credit		Total:	462,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	172.868
Other Features:	73000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361398
Depreciation:	95409
Depreciated Total:	265989

COMMENTS

SCUTTLE HOLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

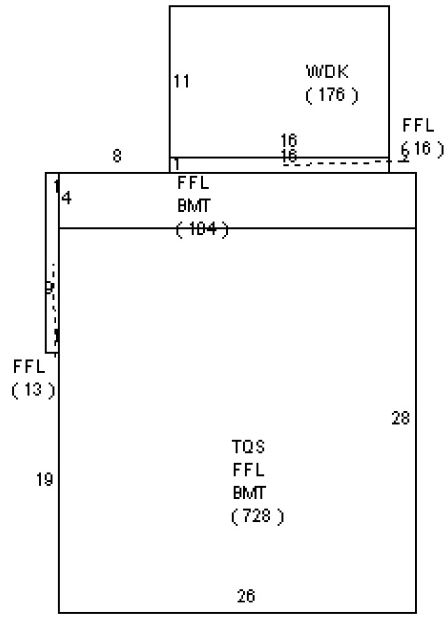
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.87
Special Features:	0	Val/Su Net:	110.14
Final Total:	266000	Val/Su SzAd	189.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	861	172.870	148,839
BMT	Basement	832	51.860	43,148
TQS	3/4 Story	546	172.870	94,386
WDK	Deck	176	11.510	2,025

Net Sketched Area:	2,415			Total:	288,398
Size Ad	1407	Gross Are	2597	FinArea	1407

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

151.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	GD	1920	27.50	T	30	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900